



## **MINUTES**

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, FEBRUARY 18, 2010  
AT 5:00 P.M.  
ROOM 305, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

### **1. CALL TO ORDER.**

Chairperson Beckendorf called the workshop meeting to order at 5:05 p.m.

Commission members present: Mr. Michael Beckendorf, Mr. John Bond, Ms. Helen Chavarria, Mr. Scott Hickle, Mr. G.H. Jones, Mr. Don Maxwell.

Staff members present: Mr. Martin Zimmermann, Planning Administrator; Ms. Julie Fulgham, Senior Planner; Mr. Randy Haynes, Project Planner; Ms. Michelle Audenaert, Economic Development Planner; Mr. Dale Picha, Director of Traffic and Transportation; Mr. Paul Kaspar, City Engineer; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

### **2. STAFF ANNOUNCEMENTS**

#### **A. P&Z appreciation lunch on February 25<sup>th</sup>, 2010 at 11:30a.m. (Longhorn Tavern).**

Mr. Zimmermann stated the P&Z's appreciation lunch is scheduled to take place at 11:30 am on Thursday, February 25<sup>th</sup> at the Longhorn Tavern.

### **3. PRESENTATION FROM A REPRESENTATIVE OF THE BRICK INDUSTRY ASSOCIATION CONCERNING MASONRY CONSTRUCTION GUIDELINES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS**

Mr. Zimmermann introduced Ms. Meg Belmontes of the Brick Industry to the Commission. She gave a presentation on the benefits of masonry construction and enacting an ordinance to support such construction for existing, as well as new, development.

*Commissioner Konderla entered the meeting at 5:07 p.m.*

*Commissioner Parks entered the meeting at 5:08 p.m.*

*Commissioner Madison entered the meeting at 5:17 p.m.*

#### **4. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING MASONRY CONSTRUCTION GUIDELINES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS**

Mr. Zimmermann stated that he has been contacted by a group of local architects that support enacting some type of construction guidelines for residential and commercial developments with relation to masonry.

Chairperson Beckendorf stated that he would like to see a subcommittee formed as quickly as possible.

Commissioner Parks stated that he is in support of the idea and would like to have discussion at future workshop meetings.

Commissioner Maxwell stated that he would like to see the guidelines set a standard for the redevelopment of older properties.

Responding to a question from Commissioner Parks, Ms. Belmontes stated that in most cases, rather than painting bricks, cleaning techniques such as whitewashing or lime washing are the preferred practice in most ordinances for other cities. For the most part, painting is prohibited with a few exceptions, outlined by the ordinance.

Commissioner Parks added that buildings with non-matching caulk to fix crack lines alongside entire walls are “tacky” and would like to see a way to prohibit such practices.

Chairperson Beckendorf stated that he would like to see examples of ordinances that other cities have enacted as well as discussion at future workshop meetings.

#### **5. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF FEBRUARY 18, 2010.**

Responding to a question from Commissioner Maxwell, Mr. Haynes stated that the property’s access is from an alley off Simms Avenue.

#### **6. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 5:59 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 4<sup>th</sup> day of **March, 2010**.

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Michael Beckendorf, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, Planning Administrator  
and Secretary to the Planning and Zoning  
Commission